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Item No. 1
Halifax Regional Council
January 22, 2008

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:

A handwritten signature in black ink, appearing to read "Paul Dunphy".

Paul Dunphy, Director, Community Development

DATE: December 19, 2007

SUBJECT: Sheet Harbour and Area Chamber of Commerce Water Project

INFORMATION REPORT

ORIGIN

November 28, 2006 Petition and Regional Council motion that the Sheet Harbour Water Analysis conducted by the Sheet Harbour Area Chamber of Commerce be added for consideration on the infrastructure list, and that a report on the community consultation timelines and cost analysis be prepared.

BACKGROUND

During 2006, the Sheet Harbour Area Chamber of Commerce conducted a household survey and well water testing for commercial and residential properties "from bridge to bridge including all collector or side road residents". The results of this testing were submitted to the District Councillor, who tabled the information with Regional Council on November 28, 2006, resulting in the above-noted motion being made.

The provision of a water service system for Sheet Harbour has linkages to the Regional Municipal Planning Strategy (Regional Plan). It is through this policy direction that staff suggests the feasibility of water service for the community will be addressed, as described below.

DISCUSSION

Regional Plan Consultations

At the outset of the Regional Planning process, Sheet Harbour was selected as a rural community Case Study and early consultation with citizens indicated a strong interest in receiving piped water supply. A recurring theme was the impact of unreliable well yields on the viability of local businesses and the attractiveness of the community to potential small business investors.

Concerns about water supply were also evident at subsequent Regional Plan consultations with residents of rural resource communities on the Eastern Shore, including Sheet Harbour.

Regional Plan Policies

Sheet Harbour is recognized as a Rural Resource District Centre in the Regional Plan. Table 3-1 of the Plan envisages shared or individual on-site sewage disposal systems, but does not prescribe water supply or distribution.

Policy E-17 calls for watershed or sub-watershed studies as part of comprehensive secondary planning processes. Among other objectives, these watershed studies are intended to recommend measures to protect and manage quantity and quality of groundwater resources, identify sources of contamination within the watershed, identify areas that are suitable for development, and address water quality and quantity in lakes, watercourses and ocean waters.

Policy SU-13 enables HRM to consider establishing new Water Service Areas, subject to its financial ability, provided a wastewater management plan is also considered and, among other criteria, if a study has been prepared by a qualified person verifying that there is a water quality or quantity problem in an existing community that cannot reasonably be rectified by an alternative means.

Policy G-11 calls for Community Visioning for various areas, including Centres, throughout the Municipality, as a basis for community design objectives and Secondary Planning Strategies.

Watershed/Servicing Studies and Community Visioning

Staff have been actively working with the Regional Plan Advisory Committee (RPAC) in developing criteria and priorities for the phasing of Watershed/Servicing Studies and Community Visioning across HRM. A multi-year program will be presented to Regional Council for consideration in early 2008. As a Rural Resource District Centre, the community of Sheet Harbour is included in this analysis.

In learning from the 3 community visioning pilot projects, it is felt that any watershed/servicing studies should, if possible, be undertaken prior to the community visioning exercise. This approach will be recommended in the case of Sheet Harbour.

At such a time as the watershed/servicing study for Sheet Harbour is initiated, staff will provide the consultants with the results of the water testing project completed by the Sheet Harbour and Area Chamber of Commerce.

Conclusion

The feasibility of providing water service to the community of Sheet Harbour will be addressed as part of the program for Watershed/Servicing Studies and Community Visioning under the Regional Plan. A recommended program will be forthcoming from the RPAC to Regional Council for consideration early in 2008.

BUDGET IMPLICATIONS

There are no budget implications at this time.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.


ATTACHMENTS

Attachment A: Sheet Harbour Water Project 2006

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Marcus Garnet, Senior Planner, 490-4481

Report Approved by:



Austin French, Manager, Planning Services, 490-6717

Attachment A

Streatch
November 28/06

Sheet Harbour & Area Chamber of Commerce

November 2,

Councilor Steve Streach

Re: Sheet Harbour Water Analysis

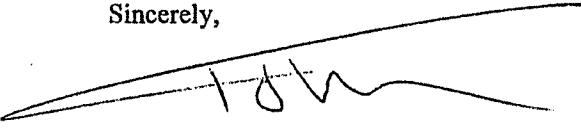
Further to our phone conversation of October 27, 2006 enclosed is a copy of the results of the Sheet Harbour water project 2006.

Please accept this as a viable test of the commercial and residential properties from bridge to bridge including all collector or side road residents.

I believe it important that this report be tabled with Council and that the community be consulted vis a vis possible costs to the business owners and the respective residents as they relate to individual costs. Obviously it will be difficult to be precise at this early stage; however, as you can appreciate this issue remains current on most individuals minds.

Your continued cooperation is appreciated.

Sincerely,


Thomas J. McInnis
President
Sheet Harbour & Area Chamber of Commerce

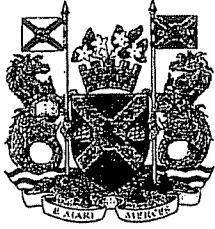
* Add to ^{dist} infrastructure list for central water, considerations, and report on ^{community} consultation timeline & cost analysis.

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454 East River Road
Sheet Harbour, N. S.

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Councillor Steve Streach

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Tom McInnis, President
Sheet Harbour & Area Chamber of Commerce
454 East River Road
Sheet Harbour, NS B0J 3B0

November 10, 2006

Dear Tom;

Thank you for your letter regarding the recent Sheet Harbour water analysis study. As you requested I will present this to Council on November 28 and request a Staff report relative to the information you have provided. Staff will be in contact with you if they require further information.

Yours truly,

Steve Streach
Councillor, District 1

Sheet Harbour Water Project 2006

Observations:

- Those with drilled wells had little to no bacteria but reported high mineral content, while those with dug wells had more bacteria with few complaints of mineral content.
- Residents on the Pool Road including side roads are less willing to support a water supply.
- Pine Falls from the top of the hill down to the # 7 Highway had a higher ratio of residence to bacteria count than other areas of Sheet Harbour.

497-2895

384-2109

347



77

Tested Positive for Coliform

6

Tested Positive for Ecoli and Coliform

83

Test results Absent of Bacteria



Not tested	4
No longer exists	1
No running water in residence	1
No running water in business	1
Unable to test due to high iron content - lab results	1
Vacant or summer homes	13
Share a water supply that was tested	8
Ultra Violet light system in place	12
Refused testing	13
Not able to contact by phone or by door visit	22



**WATER SAMPLE PROJECT
HOUSEHOLD SURVEY
Sheet Harbour – 2006**

Survey results as taken from original surveys while collecting water samples

1. Do you presently use your tap water for drinking?

Yes **109** No **58**

2. Do you presently use your tap water for cooking?

Yes **142** No **25**

3. If you answered "No" to question number one or two, approximately how long have you been using other water sources?

Years	1	2	3	4	5	More	N/A
	6	12	5	5	7	23	106

4. Where do you get your drinking water from?

Tap	Purchase	Neighbor	Family	Hospital	Other
109	46	2	4	4	2

5. Over the past five years, has your well ever gone dry?

Yes **47** No **120**

- 5(a) How long was your household without water?

Days	1 Week	2 Weeks	3 Weeks	4 Weeks	More
20	5	4	1	3	14

- 5(b) Did you have your water tested when your well came back to normal?

Yes **8** No **40**

6. Did you have a contractor add water to your well during any dry season?

Yes **13** No **154** Approximately how Many loads **35 Plus**
Hospital and Nursing home reported 1000 gallons every 2
days

7. Have you ever had a full water analysis done on your water supply?

Yes 107 No 60

7(a) Were there any problems with contamination?

Yes 45 No 62

7(b) If contaminated, was it bacteria or chemical? **32 bacteria, 7 chemical, 6 both bacteria and chemical**

8. Do you have reason to believe your water supply may be contaminated by petroleum products, i.e.; gas, oil, diesel?

Yes 10 No 157

8(a) Why do you believe your water supply may be contaminated with these products? **Comments made**

- **Business Environment habits**
- **Filter system when changed smells of oil**
- **Prior gas station across road - tank still in ground**
- **Possibility**
- **Live close to gas station that had contaminated soil**
- **Bulk Imperial Oil site approximately 200 feet from well**
- **Live across from Garage and past bulk plant. Water has a rainbow colored film when left standing**
- **Past history of land use**
- **Perhaps chemicals**

9. Do you have problems with stains on plumbing fixtures or washed clothing?

Yes 76 No 91

9(a) What color are the stains?

Grey 1 Rust 58 Other 17

9(b) Do you use any cleaners or chemicals to remove the stains?

Yes 64 No 12

10. Have you used bleach products in your home?

Yes 76 No 91

10(a) Does this change the color of your water?

Yes 25 No 80

11. Would you agree to a free water test?

Yes 167 No 0

12. Would you consent to having the information made public? Only results would be used along with a control number, personal information and exact locations would not be published.

Yes 165 No 2

13. Would you support a water supply in the Sheet Harbour area if the cost were minimal to your household?

Yes 140 No 25 No Response 2

14. Do you feel that a water supply would benefit our community?

Yes 159 No 7 No Response 1

15. Are you presently using any enhancement systems, e.g. UV light or Filtration Unit, to filter your water supply?

Yes 24 No 143

On behalf of the Sheet Harbour & Area Chamber of Commerce and the Water Project Committee we would like to thank you for your time.